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RIGHT TO INFORMATION

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION USE TO RESIDENTIAL USE IN MANCHIREVULA (V), GANDIPET (M), RANGAREDDY DISTRICT.

[Memo No. 15574/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1)), 27th Januarv. 2025.]

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

Parcel-I: The site in Sy.No. 378/P of Manchirevula (V), Gandipet (M), Rangareddy District, to an extent of Ac 1-26 Gts., which is presently earmarked for Agricultural / Conservation in the notified Master Plan MDP-2031, issued vide G.O.Ms.No.33, MA, dt:24-01-2013 is now proposed to be designated as Residential use.

SCHEDULE OF BOUNDARIES

East : Neighbours land in Sy No. 374 of Manchirevula (V)
West : Neighbours land in Sy No. 379 of Manchirevula (V)
North : Neighbours land in Sy No. 378/P of Manchirevula (V)
South : Neighbours venture in Sy No. 377 of Manchirevula (V) and Existing 12 m wide south east corner road.

Parcel-II: The site in Sy.No. 375 & 372 of Manchirevula (V), Gandipet (M), Rangareddy District, to an extent of Ac 4-01 Gts., which is presently earmarked for Agricultural / Conservation in the notified Master Plan MDP-2031, issued vide G.O.Ms.No.33, MA, dt:24-01-2013 is now proposed to be designated as Residential use.

SCHEDULE OF BOUNDARIES

East : Neighbours land in Sy No. 371 of Manchirevula (V)
West : 12 mtrs proposed road shown own land in sy no.376 of Manchirevula (V)
North : Neighbours land in Sy No. 373 & 374 of Manchirevula (V)
South : Neighbours venture in Sy No. 369 of Manchirevula (V)

The above change of land use is **subject to following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. The owners I applicants shall develop the roads free of cost as may be required by the local authority.
6. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. 1) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
8. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
11. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority

13. The change of land use only for the master plan for the proposed site and with regarding to ownership/title aspects, the applicant shall prove the ownership/title over the proposed site before coming for the development purpose to the competent authority.
14. The applicant has to comply with conditions mentioned in the Revenue Department NOC.
15. The restrictions imposed in Government memo No.261/0/2006 date.16.07.2007 for downstream area of Osmansagar lake/ Himayath sagar lake shall be applicable.
16. The applicant shall submit the NOC from Irrigation Department.

M. DANA KISHORE,
Principal Secretary to Government.

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